



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

235, 112 14 Avenue SE
Calgary, Alberta

MLS # A2333247



\$316,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	802 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

Inclusions: N/A

Experience the best of downtown living in this unique loft-style condo at Balmoral Manor, perfectly situated in the heart of the Beltline. Soaring vaulted ceilings, abundant natural light, and distinctive architectural details create a bright and inviting space that feels anything but ordinary. The open-concept kitchen features quartz countertops, ample cabinetry, and a functional peninsula overlooking the cozy living room with a gas fireplace—ideal for everyday living or entertaining. Step onto the private balcony and take in views of the Calgary Tower. The spacious primary bedroom offers a walk-in closet and a charming loft retreat, while the second bedroom provides excellent flexibility for guests, a home office, or roommates. Thoughtful built-in storage, in-unit laundry, and another hidden loft nook add character and practicality throughout the home. This pet-friendly, professionally managed building includes secure underground parking and is located just steps from restaurants, cafés, Sunterra Market, transit, the Stampede Grounds, the Saddledome, and Calgary's extensive river pathway system. Whether you're looking for an urban lifestyle, a first home, or an investment opportunity, this one-of-a-kind condo offers exceptional value in one of Calgary's most vibrant neighbourhoods.